

**CITY OF NORTH BEND PLANNING COMMISSION**  
**- ACTION MEETING MINUTES -**  
Thursday, March 27, 2014 at 7:00 PM  
City Hall Conference Room,  
211 Main Avenue North, North Bend, WA 98045

*Please Note: A complete audio recording of this meeting is available on the City of North Bend website, [www.northbendwa.gov](http://www.northbendwa.gov), under: Commissions - Planning Commission - Meeting Audio.*

**CALL TO ORDER**

The meeting was called to order at 7:00 PM.

**ROLL CALL**

Planning Commissioners present: Gary Fancher, Rob McFarland (Chair), and Piper Muoio. Commissioner Elwood, Commissioner Luckey, and Commissioner Lee were unable to attend, and have been excused from tonight's meeting. Planning Commission Position No. 2 is open. City Staff present: Gina Estep, Director of Community & Economic Development Department; Mike McCarty, Senior Planner; Megan O'Neil, Associate Planner

**AGENDA ITEM #2: Minutes from the March 13, 2014 Planning Commission Meeting**

The Minutes were Approved, 3:0.

**AGENDA ITEM #3: Public Comment on Non Agenda Items (Limited to 3 Minutes per Person)**

At 0 minutes, 44 seconds Travis Bridgman, 713 Ogle Ave. NE, North Bend, WA, spoke.

**AGENDA ITEM #4: Public Hearing – Century Link Comprehensive Plan Land Use Designation and Zoning Amendments**

Mike McCarty briefed the Commission and guests on the history of this Agenda Item.

Chair McFarland opened the Public Hearing at 7:06 PM.

At 6 minutes, 12 seconds Ed Thomas, 12802 412<sup>th</sup> Ave. SE, North Bend, WA, spoke.

At 11 minutes, 27 seconds Travis Bridgman, 713 Ogle Ave. NE, North Bend, WA, spoke.

At 11 minutes, 48 seconds Susan Bond, 315 E. Park St., #28, North Bend, WA, spoke.

At 13 minutes, 55 seconds Tom Wilson, 36105 SE 89<sup>th</sup> Place, Snoqualmie, WA spoke.

Chair McFarland closed the Public Hearing at 7:18 PM.

**AGENDA ITEM #5: Planning Commission Review and Recommendation on Agenda Item 4 Above**

Chair McFarland asked staff to give an overview of this Agenda Item, including annexation, zoning, permissible uses, etc.

Mr. McCarty briefed the Commissioners and guests on annexation, Stormwater retention, sewer, zoning, traffic, and allowed and not allowed uses for this Agenda Item.

There was discussion, including questions and answers, between the Commissioners, guests, and city staff on this Agenda Item.

Commissioner Fancher made a Motion to Approve the Comprehensive Plan Use Designation and Zoning Map Amendment for 12727 412<sup>th</sup> Ave. SE and 12805 412<sup>th</sup> Ave. SE; Chair McFarland Seconded the Motion. Chair McFarland offered a friendly amendment to within that proposal to strike the additive of restrictions found under Table 18.10.050, Section 2 D. Commissioner Fancher accepted Chair McFarland's friendly amendment. The vote was 2:1 to Approve (Muoi); the Motion is Approved.

**AGENDA ITEM #6: Review and Discussion – North Bend Vision Statement**

Mr. McCarty briefed the Commission and guests on this Agenda Item, and the history of the city's Vision Statement.

Chair McFarland opened the discussion to the guests in attendance, and asked if anyone would like to speak to this issue.

*At 55 minutes, 30 seconds* Jim Randall, 315 E. Park St., #2, North Bend, WA, spoke.

*At 57 minutes, 35 seconds* Susan Bond, 315 E. Park St., #28, North Bend, WA, spoke.

*At 58 minutes, 25 seconds* Celia McNay, 13121 455<sup>th</sup> Place SE, North Bend, WA, spoke.

*At 59 minutes, 52 seconds* Travis Bridgman, 713 Ogle Ave. NE, North Bend, WA, spoke.

Chair McFarland asked if anyone else in attendance wished to speak to the Vision Plan. No further citizens so spoke.

There was discussion, including questions and answers, between the Commissioners and city staff of the city's Vision Plan.

**AGENDA ITEM #7: Marijuana Zoning Regulations – Planning Commission Deliberation and Possible Recommendation**

Megan O'Neal briefed the Commission and guests on this Agenda Item, and the Marijuana Regulations Recommendation Staff Report.

Chair McFarland asked the guests in attendance if any of them wished to speak to this issue. No citizen so spoke.

There was examination of the Marijuana Regulations Recommendation Staff Report and discussion, including questions and answers, between the Commissioners and city staff.

There was discussion of the city's Waste Water Treatment Plant and the issue of Concurrency and sewer capacity.

**ADJOURNMENT**

The meeting was adjourned at 9:37 PM.

**NEXT PLANNING COMMISSION MEETING:**

The next Planning Commission meeting will be held April 10, 2014 at the City Hall Conference Room.

ATTEST:

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Rob McFarland, Chair

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Mike McCarty, City of North Bend